From:	Edwin Lopacki - WPIB
To:	Mike Wyatt - WPMABE
Cc:	Ron Allard - WPMABE; Joshua Hill; Mark Stadsklev - WPRA; Logan Gallagher - WPRA; Terry Lamb Sr.; Philip Mudd
Subject:	Re: update SOW for Lighting audit & provide IGCE
Date:	Friday, July 08, 2016 7:26:48 AM

Mike,

- I have forwarded the rough draft of the SOW requesting an IGE from the GSA Estimator.
- GSA has discussed the method of simply counting existing light fixtures and comparing this with the designed replacement lighting fixtures to obtain the expected energy savings (existing lighting - new lighting = energy savings) - but - FERC and GSA agreed that we would have a stronger case to bring to the lessor for rent reduction if we could show the actual reduction of actual energy usage (by direct measurement). THIS IS THE WAY WE WANT TO GO.
- Yes, we would like the energy auditing contractor (assuming the energy auditing contractor has expertise in these types of energy rebates) to apply for the for the energy rebates (from the utility companies?) and have the refunds go directly to the tenant FERC. These rebates could be used to offset some of the costs of this renovation project.

Can you please comment on the SOW and set up a time and date to meet with FERC on site to decide on metering type, location, amount and strategy?

Thanks for your help.

On Thu, Jul 7, 2016 at 3:28 PM, Mike Wyatt - WPMABE <michael.wyatt@gsa.gov> wrote:

> Hello Edwin,
>
> This is another, perhaps less costly method to derive watts used per lighting fixture.
> Also, If the project moves forward will the contractor apply for available rebates and remove that from the installed project cost?
>
> On Thu, Jul 7, 2016 at 2:47 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
>
>> Mike, thanks for the information:
>>
>> - Attached please find a rough draft of the SOW (provided by Phil Mudd of FERC) . Please review and comment.
>> - I will forward this rough draft for an estimate.
>> - When can you or your staff meet with FERC on site to advise on installation of metering for the energy audit?
>>
>> On Thu, Jul 7, 2016 at 12:48 PM, Mike Wyatt - WPMABE <michael.wyatt@gsa.gov> wrote:
>>
>>> Hello,

Ron is on vacation this week. I am unaware of any existing scope and IGE documents at this time

Sent from my iPhone

On Jul 7, 2016, at 12:32 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:

Ron, do you have an IGCE (IGE) (Independent Government Cost Estimate) for this type of work - or should I ask for an IGE to be done?

On Thu, Jul 7, 2016 at 10:04 AM, Philip Mudd <Philip.Mudd@ferc.gov> wrote:

We would like to issue a task on a contract that we will have in place in September. We would like to issue this as soon as possible, the audit must be done prior to the first phase of **Project 888.**

As I have mentioned in my previous e-mails we need an IGCE for this work along with the SOW.

The attached SOW is not complete, it does not have the wording for measuring the new state of the art lighting plant, which should include KW draw as well as estimated annual maintenance costs, for the new state of the art lighting system and controls

The new 1217 costs are as follows

$33,820 item **12. REPLACEMENT OF BULBS, TUBES, STARTERS**

$30,862 item **14. SYSTEM MAINTENANCE AND REPAIR *(Ballasts, fixtures, etc.)***

From: Edwin Lopacki - WPIB [mailto:tony.lopacki@gsa.gov]
Sent: Wednesday, July 06, 2016 6:02 PM
To: Ron Allard - WPMABE
Cc: Joshua Hill; Philip Mudd; Mark Stadsklev - WPRA; Mike Wyatt - WPMABE; Tony Lopacki; Logan Gallagher - WPRA
Subject: FERC - Capturing Energy Savings

Ron, We need your help with two items:

- Review and comment on the SOW for energy audit the FERC sent

us.

- Set up a date and time to meet on site with FERC personnel to review placement, type and number of meters and related equipment to establish baseline foe audit.

These requests have been out there for a while coupled with the fact that the renovation project is moving forward on schedule time is short.

Thank you for your help.

--

E Tony Lopacki

Project Manager

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Respectfully,

Michael Wyatt

U.S. General Services Administration
Energy Management Specialist

Office of Facilities Management WPMABE

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